



L. Peter & Brenda K. Dinan
DR 1103-112
+/-0.588 Acres
Part of: 17-29-01-04-000

730 Richey Road

Situated in the State of Ohio, County of Muskingum, Township of Falls, Qtr. Twp. 1, Township, T1, R8, and being part of the lands now owned by L. Peter & Brenda K. Dinan.

Beginning at an iron pin found (dinan), being point "K" on the Penny Lane Dedication Plat as recorded in Plat Book 17, Page 84, thence with the east line of the lands now owned by Jeri S. Powers (OR 2993-3), N 02°37'47" E a distance of 206.61 feet to a point in the centerline of Richey Road, passing a pipe found (1") at 182.24 feet;

thence with the center of said Richey Road, S 87°56'17" E a distance of 122.91 feet to a point;

thence leaving the center of said road and going through said Dinan's lands, S 02°12'00" W a distance of 207.36 feet to an iron pin found (dinan) on the north line of the lands now owned by Shawn L. Fairall (OR 2987-775), passing an iron pin found (dinan) at 27.56 feet;

thence with the north line of said Fairall's lands, N 87°35'25" W a distance of 124.46 feet to the principal place of beginning, containing 0.588 acres more or less, subject to all legal highways and easements of record.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 0.588 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on January 16th, 2023 and a previously approved but not recorded survey done by L. Peter Dinan & Associates on March 19th, 2004.

Subject to the easement of Richey Road.

Subject to setback lines and easements for drainage and utilities as shown on the accompanying plat and to all the restrictions recorded with this instrument.

